



FREDERICK COUNTY PLANNING COMMISSION

July 13, 2011

TITLE: **Stanford Industrial Park: Section III, Lot 31**

FILE NUMBER: **SP 00-12 (AP #11795, APFO #11796 & FRO #11797)**

REQUEST: **Site Plan**

The applicant is requesting approval to construct a 22,575 square foot Contractor's Office and Warehouse/Storage building with 28 parking spaces on 3.51 acres.

PROJECT INFORMATION:

LOCATION: Located along Winchester Boulevard, north of Dartmouth Court.
ZONE: Zoned: LI (Limited Industrial)
REGION: Adamstown
WATER/SEWER: W-NPS, S-NPS.
COMP. PLAN/LAND USE: Limited Industrial

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: 31 Stanford, LLC
OWNER: 31 Stanford, LLC
ENGINEER: B&R Design Group
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF: Tolson DeSa, Principal Planner

RECOMMENDATION: Conditional Approval

Enclosures:

Exhibit #1-Site Plan Rendering
Exhibit #2-Drive Aisle Width Zoning Ordinance Modification Request Justification Statement
Exhibit #3-Parking Space Count Zoning Ordinance Modification Request Justification Statement

STAFF REPORT

BACKGROUND

Present Proposal:

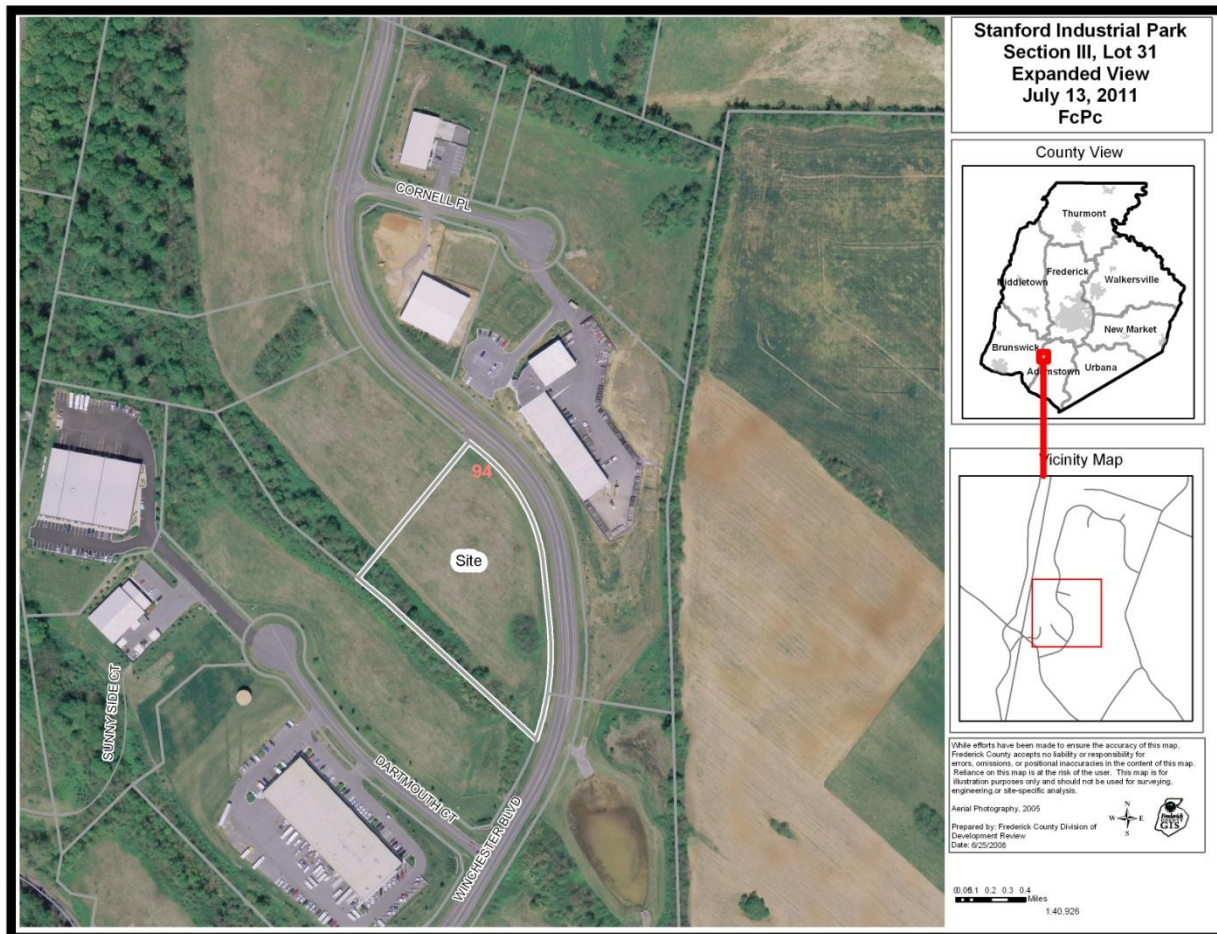
The Applicant is requesting approval to construct a 22,575 square foot Contractor's Office and Warehouse/Storage building with 28 parking spaces on 3.51 acres. The principal building will be broken down into two Phases; Phase 1 will consist of an 80' x 150' building with a 3,750 square foot mezzanine, for a total of 15,750 square feet. Phase 2 will consist of a 65' x 80' building with a 1,625 square foot mezzanine, for a total of 6,825 square feet. The total floor area of both phases will be broken down into 10,750 square feet of Office area, and 11,825 square feet of warehouse area.

Past Approvals:

Stanford Industrial Park, Section III preliminary plan was originally approved in 1987. Several revisions to the preliminary plan have occurred over the history of this project. All 18 lots were recorded as of October 27, 2000 and Winchester Boulevard, Dartmouth Court, and Cornell Place have been constructed.

ANALYSIS

Land Use: The proposed use is being reviewed as "Contractor's Office and Storage" under Wholesaling and Processing per §1-19-5.310 in the Zoning Ordinance and is a principal permitted use in the LI Zoning District subject to site development plan approval.

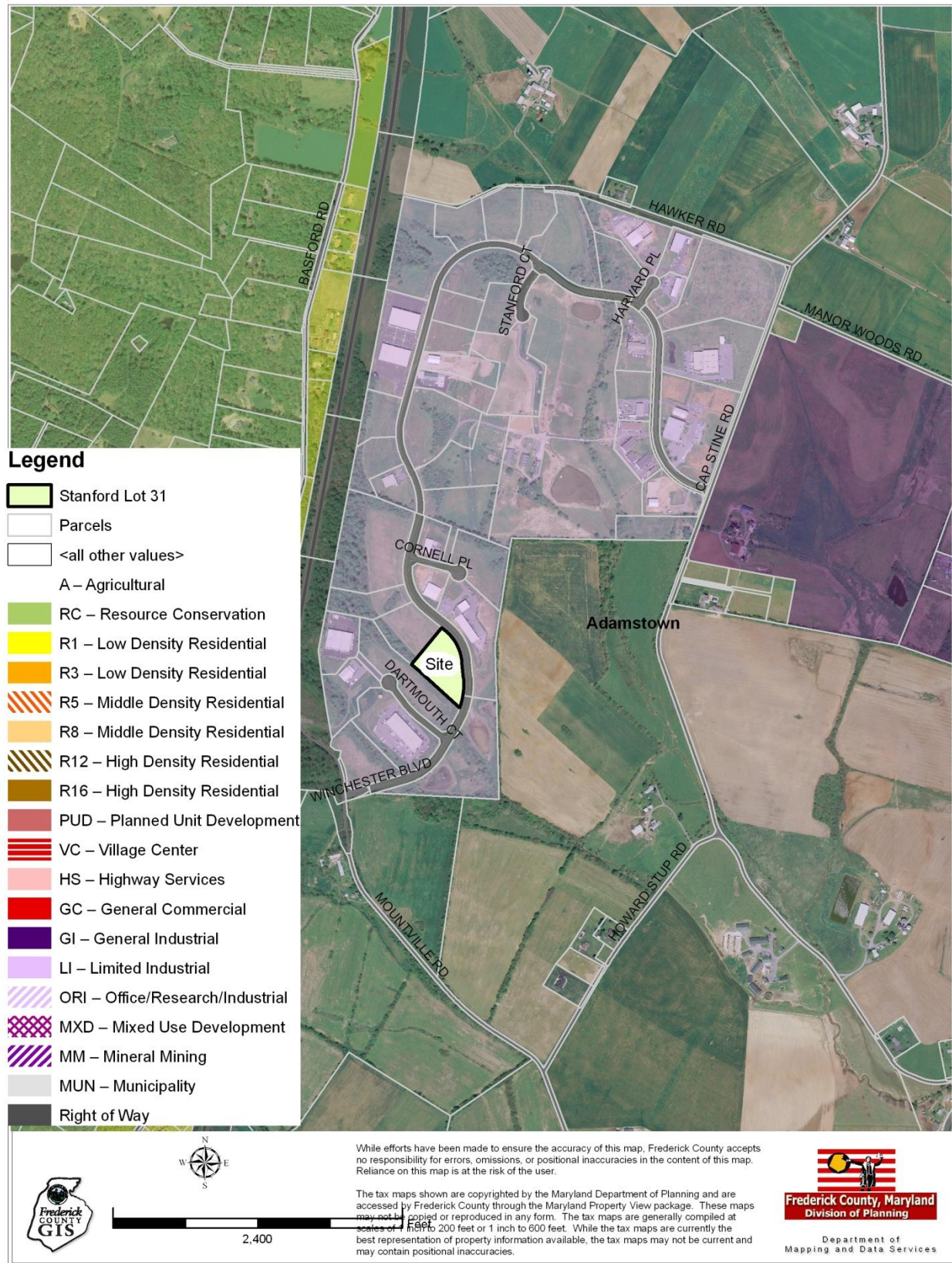


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Zoning: The site is located within the Limited Industrial (LI) Zoning District, shown in light purple below. The adjacent zoning district is Agricultural (AG).



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Frederick County Comprehensive Plan:

Adamstown Region

The Frederick County Comprehensive Plan indicates that the land use for the Stanford Industrial Park subdivision is Limited Industrial. The use proposed for Stanford Lot 31 complies with the Land Use designation within the County Comprehensive Plan.

Dimensional Requirements/Bulk Standards:

Section 1-19-6.100 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 25-foot front yard and 20-foot rear yard, with side yards equal to the height of the building (30'). The maximum height allowed is 60 feet; the proposed use is 30 feet in height. The minimum lot size for the zoning district is 20,000 square feet. The proposed plan meets the required Bulk/Dimensional requirements.

Access/Circulation: The access will be via a 25' wide two-way shared access with the adjacent Lot 29. There is a recorded common access easement between the two lots referenced in Plat book 69, Page 84.

The Applicant is requesting a modification of drive aisle width as noted in Zoning Ordinance Section 1-19-6.220.B.1 (See Exhibit #2). The modification request is to allow a reduction in required aisle width for two-way traffic from 24-feet to 22 feet. This site will not generate a heavy amount of traffic and the proposed parking lot design specifies parking on only one side of the drive aisle. With parking on only one side of the drive aisle, vehicles can back out of the parking spaces without having to compensate for another vehicle parked across the drive aisle. This allows more room for drivers to maneuver their vehicles of the parking stall. The reduced drive aisle width also reduces the amount of impervious cover on site. Staff supports this 2-foot reduction in drive aisle width, because the overall module is consistent with our standard practices for single-loaded parking.

Public Transit: This site is not served by Transit.

Parking: Pursuant to §1-19-6.220 of the Zoning Ordinance, 1 space is required for every 300 square feet of office floor area, the warehouse parking category requires 1 space for every 1,000 square feet of warehouse area. Therefore, 10,750 square feet of office floor area requires 36 spaces, and 11,825 square feet of warehouse requires 12 parking spaces.

Total parking spaces required are 48; the Applicant is proposing 28, including 2 ADA accessible spaces.

The Applicant has requested a parking space modification in accordance with Zoning Ordinance §1-19-6.220.A. (See Exhibit #3). Staff supports granting this modification request. The Applicant states that the actual parking of the proposed uses of contractor's office, warehouse and sales and service center will be much less than the code requirements. The uses do not generate a large number of customer visits and the proposed uses do not require a large amount of employees; therefore, the additional 20 required spaces would not be used. The Applicant is also trying to eliminate any additional and unnecessary impervious material on site.

Loading Area: The required size and number of loading spaces are provided in §1-19-6.21 of the Zoning Ordinance. Under §1-19-6.21, the Applicant has to provide three large loading spaces.

The Applicant has shown 3 large (12'x50') loading space to the rear of the principal structure on the site.

Landscaping: The Applicant has worked with Staff in order to propose a substantial, landscape plan throughout this site. The landscaping contains a variety of plant species, which provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

Utilities: The site is to be served by private well and septic and is classified W-NPS, S-NPS.

Bicycle Parking: The Applicant is required to provide two bicycle racks, the Applicant has complied with this requirement and located the bike racks in front of the principal structure.

Lighting: The Applicant is providing lighting with six building mounted lights, and three, 15' pole lights at locations shown on the plan. The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation.

Signage: The site is allowed a maximum of 146 square feet of signage with a free-standing sign. The Applicant is proposing a free-standing sign that will not exceed the maximum signage allowed for this site. The proposed signage complies with all applicable code requirements.

Adequate Public Facilities Ordinance (APFO):

Traffic studies were performed pursuant to the APFO. The study determined that the surrounding intersections would operate sufficiently with a build out of no more than 500,000 square feet of finished floor area for Section III.

The Applicant agreed to a building cap of 500,000 sq ft of finished floor area; this was a condition of a prior FCPC approval. The FCPC conditionally approved the APFO test and a 5-year plan extension.

The Preliminary Plan is now vested, as all of the proposed lots were recorded prior to the November 13, 2001 expiration date. All lots were recorded on October 27, 2000.

The approved Letter of Understanding limits the ultimate build out for Section III to no more than 500,000 square feet of building area without requiring additional traffic studies. This site is within that cap.

Some developers have proffered a voluntary payment of up to \$0.25 per square foot of floor space to the account for road improvements at the US Route 15 and Mountville Rd intersection. Based on the proposed square footage of this structure the proffer would be \$5,644.00. The Applicant has not proffered a voluntary payment.

The total build out for Section III with this site plan approval (including unapproved site plans currently under review) will be 441,882 square feet, leaving 58,118 square feet of build out before additional APFO testing is necessary for Section III. Two lots (28 & 29) remain to be developed.

Forest Resource Ordinance (FRO): The required forest plans and documents have been approved. The Applicant will mitigate the FRO requirement via on-site plantings of .48 acres of area along the existing stream buffer on site, and pay .16 acres in fee-in-lieu.

OTHER AGENCY COMMENTS

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Development Review Engineering (DRE):</i>	Approved
<i>Development Review Planning:</i>	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
<i>State Highway Administration (SHA):</i>	N/A.
<i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i>	Approved
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approved
<i>DPDR Traffic Engineering</i>	Approved
<i>Historic Preservation</i>	N/A.

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval. As previously stated, APF was previously tested and approved for up to 500,000 square feet of finished floor area for Section III. Therefore, this site plan proposal is vested for APF.

Staff has no objection to conditional approval of the site plan.

RECOMMENDATION

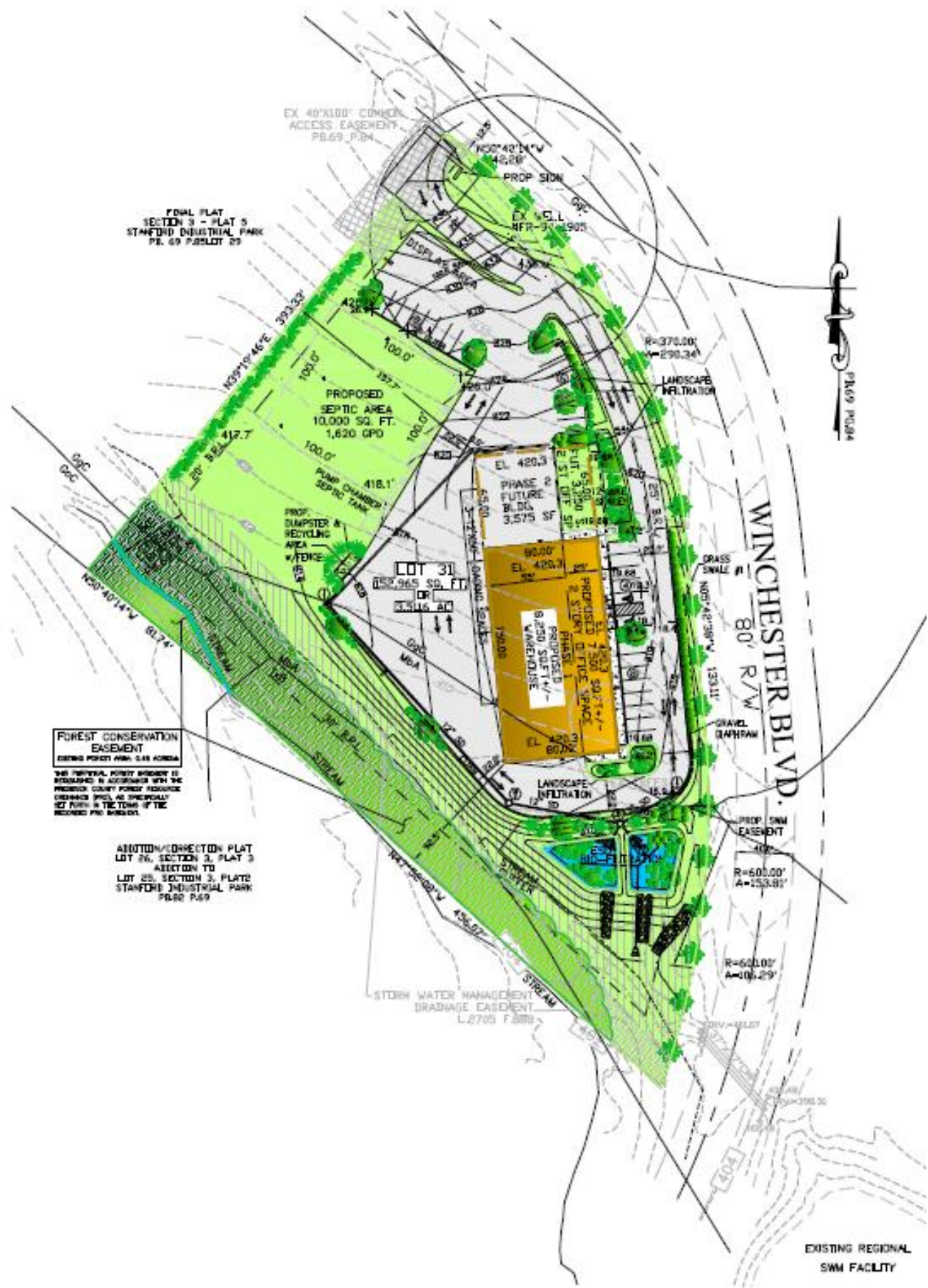
Should the Planning Commission conditionally approve this Site Plan SP # 00-12 (AP# 11795, APFO 11796 & FRO 11797) for the proposed Stanford Industrial Park, Lot 31: the motion for approval should include the following item:

1. Site plan approval for a period of three years from today's date.

Staff recommends that the following items are added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.
2. Note that the FCPC granted the following Applicant requested Zoning Ordinance Modification Requests;[these need to also be part of the motion]
 - a. Zoning Ordinance Section 1-19-6.220.B.1 to reduce the two-way, single loaded drive isle width from 24' to 22'.
 - b. Zoning Ordinance Section 1-19-6.220.A to reduce the required number of parking spaces from 48 to 28.

Exhibit #1 Overall Site Plan: Stanford Industrial Park Lot 31



Stanford Industrial Park, Section III, Lot 31

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300 West Patrick St. • Frederick • Maryland • 21701 • ph: (301) 668-0505 • fax: (301) 668-0507

June 29, 2011

Frederick County Planning Commission
30 N. Market St.
Frederick, MD. 21701

Subject: Drive Aisle Width Modification Request
Stanford Industrial Lot 31
SP00-12 Hansen Project: 11798
Job No. 10-383

Dear Planning Commission Members:

On behalf of the Owner, we hereby request a modification of drive aisle width requirements as noted in Section 1-19-6.220(B) (1) of the Frederick County Zoning Ordinance. The modification request is to allow a reduction in required aisle width for two-way traffic from 24 feet to 22 feet.

Justification for this request is that the proposed use is not a heavy traffic generator and the proposed parking lot design specifies parking on only one side of the drive aisle. With parking on only one side of the drive aisle, vehicles can back out of the parking spaces without having to compensate for another vehicle parked across the drive aisle. This effectively allows more room for drivers to maneuver their vehicles out of the parking stall. Furthermore, the additional required drive aisle width will intensify the impervious area on the site and contribute more runoff. One of the most desired practices to implement in Environmental Site Design is to reduce impervious coverage. Approval of this modification request will allow this site design to include this practice.

If you have any questions or need any additional information during your consideration of this request, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Brennan', is written over a horizontal line.

Bill Brennan
B & R Design Group

Enc.



300 West Patrick St. • Frederick • Maryland • 21701 • ph: (301) 668-0505 • fax: (301) 668-0507

June 29, 2011

Frederick County Planning Commission
30 N. Market St.
Frederick, MD. 21701

Subject: Parking Space Requirement Modification Request
Stanford Industrial Lot 31
SP00-12 Hansen Project: 11798
Job No. 10-383

Dear Planning Commission Members:

On behalf of the Owner, we hereby request a modification of parking requirements for industrial uses as noted in Section 1-19-620(A) of the Frederick County Zoning Ordinance. The modification request is to allow a reduction in the number of required spaces from 48 spaces to 28 spaces.

Justification for this request is that the proposed use is a contractor's office, warehouse and sales and service center and the actual parking requirement for this use will be much less than required per the Zoning regulations. This use does not generate a large number of customer visits such as would be expected in other point-of-sale uses. Also, the proposed use does not require a large number of employees; therefore, the additional 20 required spaces would never be needed. Furthermore, the additional required 20 spaces will intensify the impervious area on the site and contribute more runoff. One of the most desired practices to implement in Environmental Site Design is to reduce impervious coverage. Approval of this modification request will allow this site design to include this practice.

If you have any questions or need any additional information during your consideration of this request, please contact our office.

Sincerely,


Bill Brennan
B & R Design Group

Enc.